



Article 5: New Center Building at 51 Main Street



Project Planning Timeline

- ❖ Public discussion of project began in **2015** with planning for new Fire Headquarters
- ❖ Initial **\$60K** for Feasibility Study approved at **2017** Annual Town Meeting
- ❖ Study completed by Context in 2018 recommended two-story **9,100 s.f.** building that includes:
 - 100-seat Meeting Room / Police Training Room / Other Training / Meeting Needs
 - Office space for Technology Dept., Facilities Dept. and Veterans Services
- ❖ Additional **\$320K** appropriation was approved for design and testing of site at **2018** Annual Town Meeting





Project Planning Timeline (cont'd)

- ❖ Special Town Meetings in **October 2019** and **October 2020** appropriated **\$400K** to remove communications tower from existing Fire Station building and construct new tower adjacent to Police Station
- ❖ Center Building Project put on hold in **March 2020** due to COVID-19 pandemic. Select Board voted to restart project in **September 2021**
- ❖ **\$92K** of ARPA funds was approved in April 2022 to evaluate energy efficiency and sustainability options for the project. Town has now committed **\$872K** to date on this project.
- ❖ Project is expected to advertise for bids by early summer **2023**. Construction expected to be completed by early **2024**.
- ❖ Proposed project has been discussed at over **100** public meetings - (PTBC, SB, CEASC, FINCOM, SPR, ATM, STM, CPC, LWV)



New Communications Tower at Police Station



Key Needs and Project Components

- Proposed building addresses six (6) identified Town department/space needs for the community:
 - ✓ New Large Meeting/Community/Training Room
- Provide new office space for the following:
 - ✓ Technology Department
 - ✓ Veterans Services
 - ✓ Facilities Department
 - ✓ Sustainability Coordinator
 - ✓ Wellness Coordinator



Wellness Coordinator and Animal Control Officer currently share downstairs Conference Room at Town Hall



Town Hall Meeting Room

Current Issues:

- Historically used by many Town Departments and over 80 committees
- Primary Meeting Room for Select Board, Finance Committee, Planning Board, ZBA and Conservation Commission
- Consistently inadequate space for public attending in-person meetings
- Currently has available seating for approximately 20 attendees





New Meeting/Community/Training Room

Key Features:

- Multi-functional space with two (2) retractable partition walls
- Located on the 1st floor, accessible off Main Lobby and entrance off Main Street
- Ample seating for up to **100** for large crowds and joint board meetings
- Replaces Police Training Room that was talem for Combined Dispatch Center
- Can also be used for training purposes by other departments



Rendering of New Meeting/Community/Training Room



Technology Department

Current Issues:

- Located on East Prescott Street in former Fire Station Garage in Forge Village
- Does not meet accessibility requirements
- Inadequate parking, office and storage space, HVAC systems, and bathroom
- Servers located in unsafe area in garage bays
- Inadequate space for staff, staff meetings, and training programs

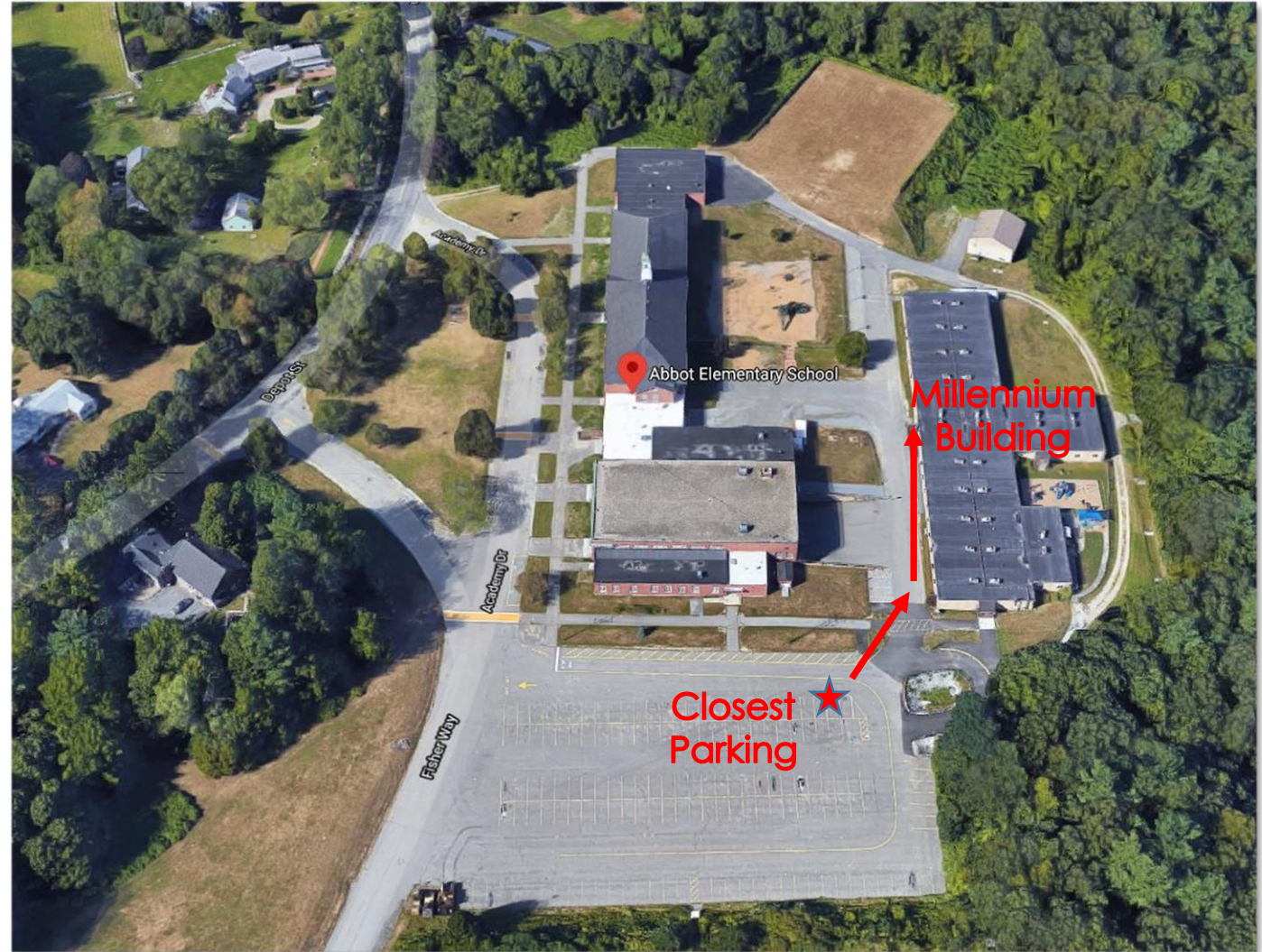




Veterans Services Office

Current Issues:

- Located in Millennium Building
- No other suitable location in town including Town Hall and Senior Center
- Visitors must walk over 100 yards from parking lot to office





Facilities Department

Current Issues:

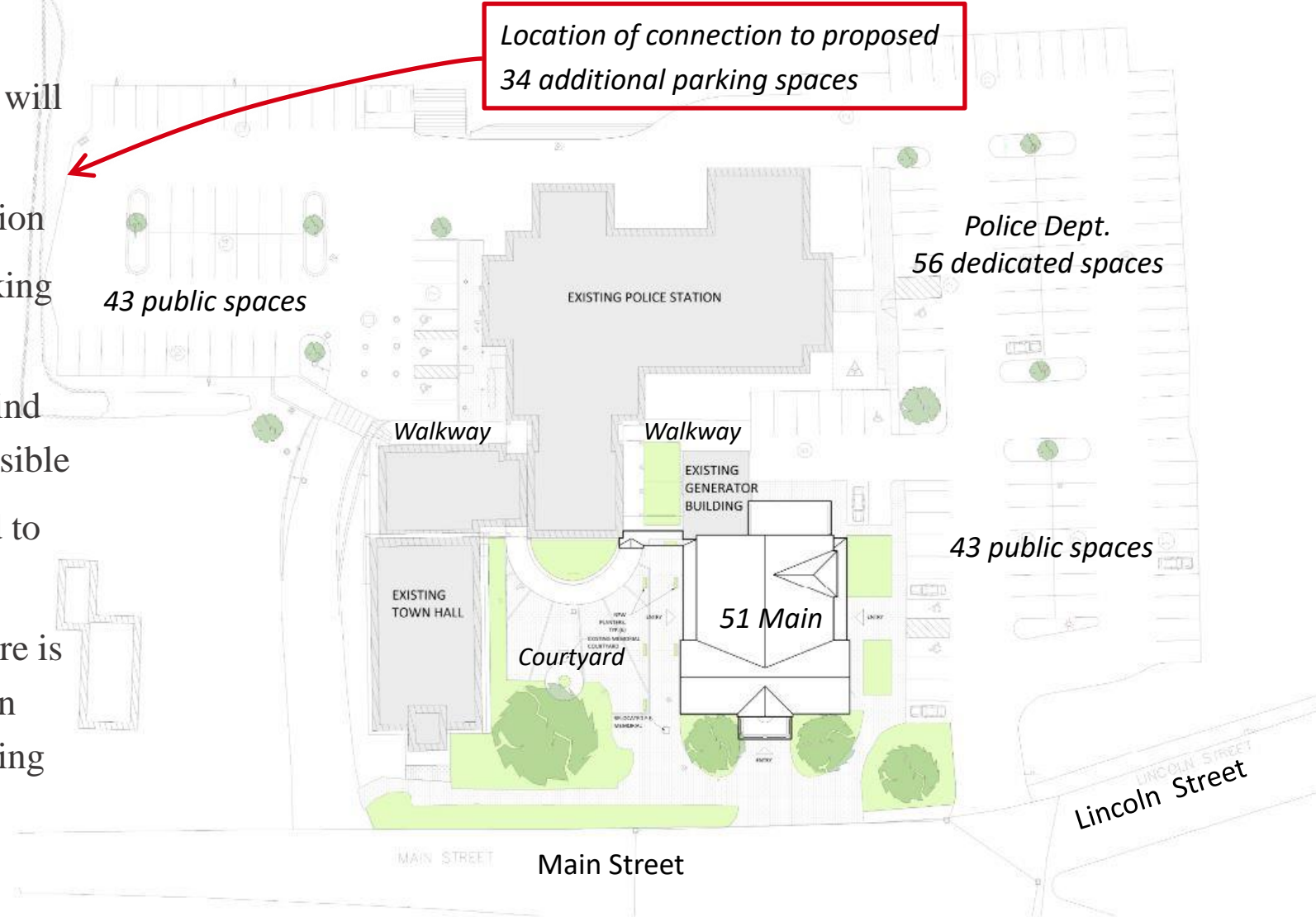
- Located in Millennium Building
- Building has limited life expectancy
- Need permanent long-term location
- Current space not adequate
- Shared space with Veterans Services
- Need additional space for file and plan storage





Site Plan and Parking

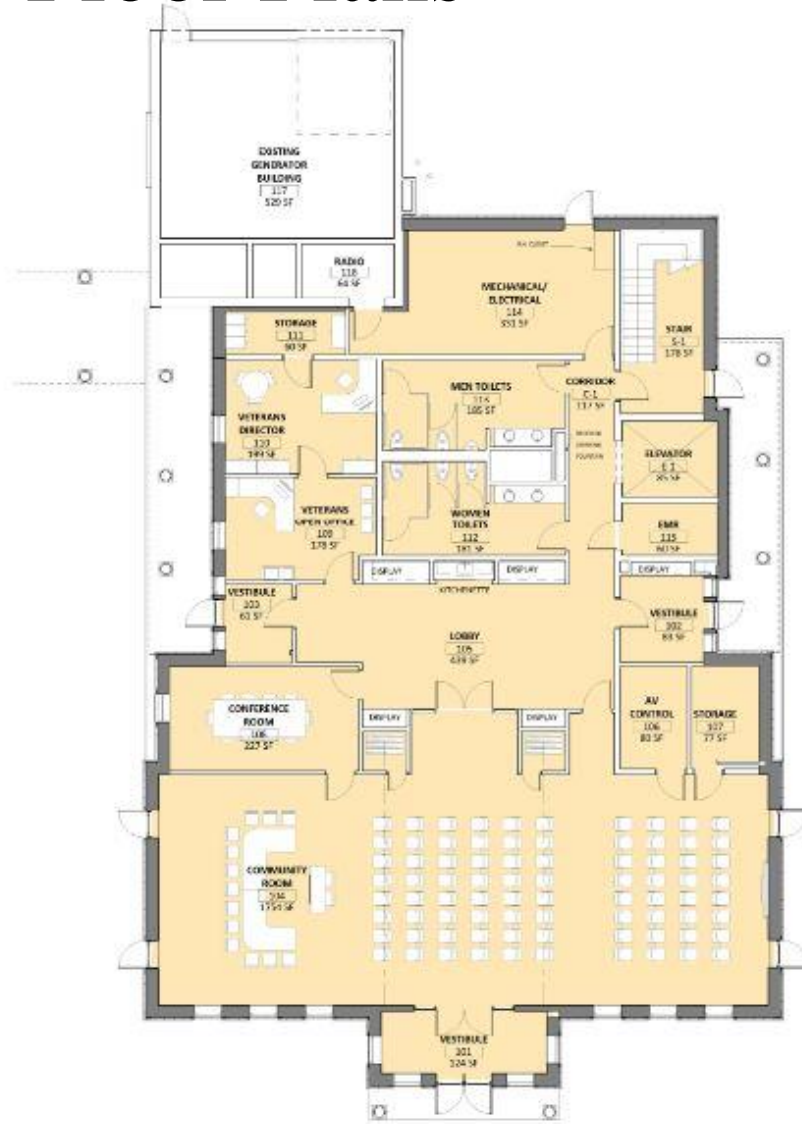
- Impacts to courtyard and memorial will be minimal
- Improved connection to Police Station
- **135** existing and **142** proposed parking spaces at Town Hall Complex
- Additional **34** spaces proposed behind 63 Main Street would also be accessible
- Approximately **56** spaces dedicated to Police Dept.
- 2018 Parking Study determined there is adequate spacing **currently** in Town Center for events/meetings in building



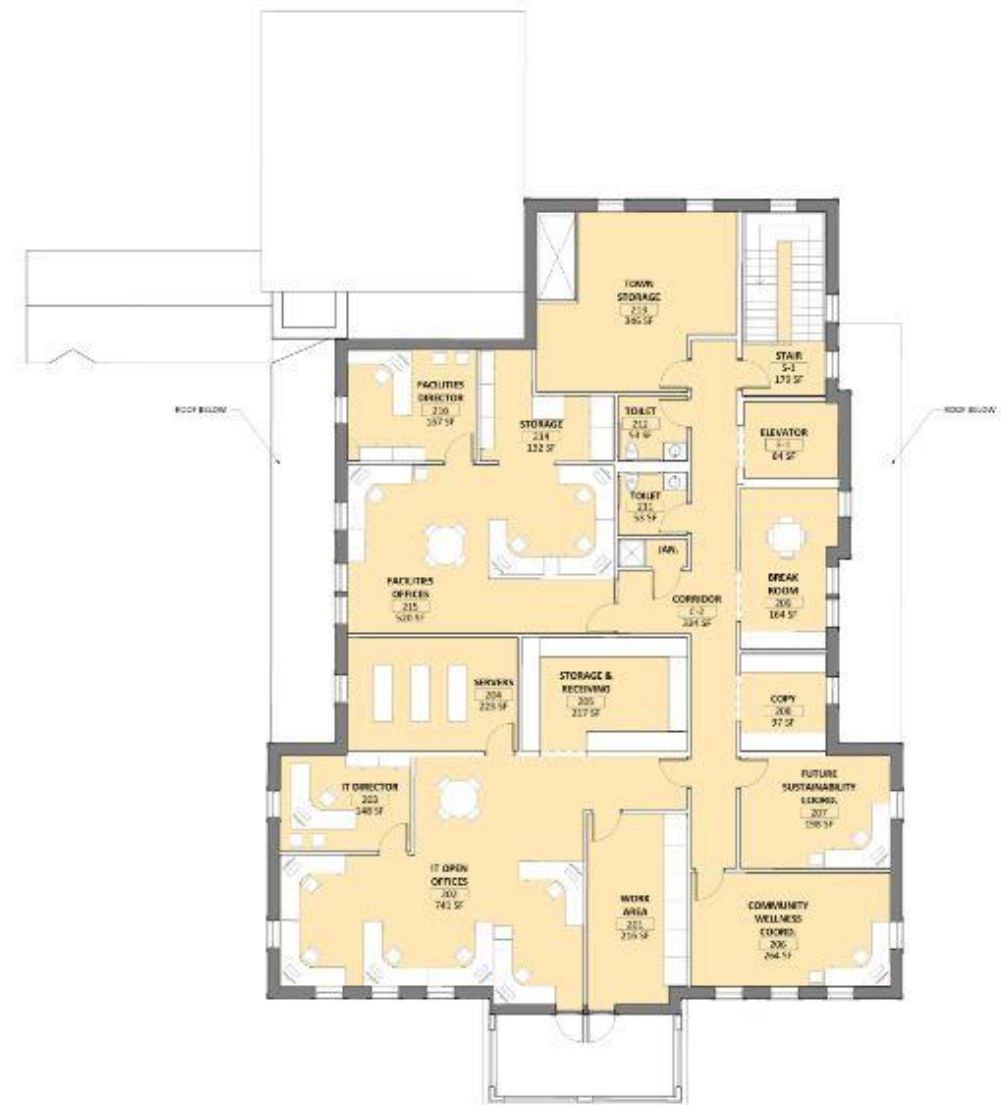


Floor Plans

Total Building Size: 9,500 s.f.



First Floor



Second Floor



Energy Conservation and Sustainability Features

Building project goals include:

- ✓ Collaboration with Clean Energy and Sustainability Committee (CEASC)
- ✓ Project to align with Town's commitment to **Net Zero** emissions and sustainability
- ✓ High efficiency electric heating and cooling system through use of air source heat pump
- ✓ Building systems will maximize energy efficiency and will have provisions for solar PV
- ✓ Thermal envelope will have **R values** of **25** (walls) and **40** (roof) – exceeds code minimum
- ✓ Heating & cooling systems will have an Energy Use Intensity (**EUI**) approaching **25**
- ✓ Energy used will be offset by renewable energy – either produced on-site or purchased



Project Cost Summary

Construction Costs	
Construction Costs including demolition of existing building*	\$ 9,235,000
A&E Fees, OPM, Commissioning & Testing	\$ 1,200,000
Furnishings, Equipment and Relocation Costs	\$ 475,000
Project Contingency (10%)	\$ 1,100,000
Total Estimated Project Cost	\$ 12,010,000

<i>Estimated Annual Operation & Maintenance Cost</i>	<i>\$ 46,500</i>
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**Construction costs have been escalated to summer 2023 project start*



Boards and Committees Support

The following have voted to support the project:

- ✓ Permanent Town Building Committee
- ✓ Select Board
- ✓ Finance Committee
- ✓ Capital Planning Committee
- ✓ Clean Energy and Sustainability Committee
- ✓ Westford Climate Action



Questions